

**MINUTES OF THE
HISTORIC DESIGN REVIEW COMMISSION MEETING
AUGUST 2, 2005**

The regular session of the Auburn City Historical Design Review Commission was called to order on August 2, 2005 at 6:30 p.m. by Chrm. Smith in the Council Chambers, 1225 Lincoln Way, Auburn, California.

COMMISSIONERS PRESENT: Merz, Powers, Thompson, S. White,
Briggs, Elder, Chrm. Smith

COMMISSIONERS ABSENT: W. White

STAFF PRESENT Will Wong, Community Development
Director; Reg Murray, Senior Planner; Steve
Geiger, Associate Planner; Bryan Jones,
Associate Civil Engineer; Janet Ferro,
Administrative Assistant

ITEM I: CALL TO ORDER

ITEM II: PLEDGE OF ALLEGIANCE

ITEM III: APPROVAL OF MINUTES

The minutes of July 19, 2005 were approved as submitted.

ITEM IV: PUBLIC COMMENT

None.

ITEM V: PUBLIC HEARING ITEMS – HISTORIC DESIGN REVIEW

- A. **Historic Design Review – 144 Reamer Street – File CE 04-5.** The applicant requests approval of a Civic Design for the Tuttle Mansion Office addition at 144 Reamer Street. The

Civic Design would allow a new 2,174 square foot one-story office building on a site with an existing 6,297 square foot building known as the Tuttle Mansion.

Reg Murray gave the staff report and he reviewed the history of this proposal. On June 7, 2005, the Historic Design Review Commission held a public hearing to review the Civic Design request for new construction of a 2,050 square foot building. At that time, two issues were raised by members of the public: Right-of-way requirements along Reamer Street frontage; and volume of traffic on Reamer Street. The Commission then continued the public hearing with direction to staff to research the history of the property's requirement to widen and improve Reamer Street, as well as to conduct a vehicle count study for the area. Regarding the traffic volume, the traffic count information is presented tonight. Regarding the widening of Reamer Street, the City Attorney has indicated that it is within the Planning Commission's authority to impose conditions with respect to the dedication of right-of-way and/or future improvement's. While the City does not identify an existing need to widen Reamer Street, staff is recommending that a condition of approval be added requiring that a 10' wide Irrevocable Offer of Dedication be made to the City along the Reamer Street frontage.

The public hearing was opened.

Phillip Hawkins, project architect, summarized the proposal. He noted that the applicant agrees with staff on everything but two items: Increasing the driveway width and right-of-way dedication. The driveway width of 25' is a City standard, however he feels that standard is intended for projects of a larger commercial nature involving large delivery trucks, and the current 20' width would be adequate in this instance. He also did not feel that the widening of Reamer Street was necessary, the traffic counts support that opinion, and also noted that widening of the street would change its historic character. As the City does not feel that there is any immediate future need for the street to be widened, he felt it was unfair to require this property owner to dedicate the 10' frontage to the City at this time.

There was discussion of the requirement of a 25' driveway, and if there was a real need for this increase. Bryan Jones of the Public Works Department stated that although a wider driveway is a City standard, a 20' driveway would be acceptable, given the project and the area.

Comm. Powers asked for additional information on the reason the dedication was being requested. Planner Murray gave history on plan lines for the City that were selected in the past, with this street identified as to be widened. As projects come through, the City is trying to bring properties in line with that plan line study.

Comm. Briggs stated that she felt that Reamer Street is currently pedestrian-friendly and in keeping with a walkable community, and if it were widened this would be lost.

Monte Reynolds, Reynolds Law Group, attorney for the applicant, stated that the applicant agrees with all conditions with the exception of #10, that requires the right-of-way dedication. He stated that a government entity is required to have a nexus between a permit that is granted and what is required in conditions, and he believes there is no nexus, or rational relationship, in this instance. He stated the purpose of this Commission is to protect the historic buildings and atmosphere of the community and widening Reamer Street is in direct opposition to that purpose. He then outlined his reasons for objection for purposes of appeal:

1. The Commission requirement of this dedication is inappropriate;
2. It is beyond the scope of the legal authority granted to the Commission;
3. It is inappropriate as it should be, if anything, tied to a different permit and/or to the zoning that was already done with respect to this property.

He stated that the requirement serves no practical good as there are three additional properties between this property and the next street, Tuttle Street.

Bill Prior, owner of the adjoining property to the south, pointed out that when he purchased that property the City required that he dedicate 10' of right-of-way for the future widening of Reamer Street. He noted that at some time in the future there will be commercial construction on his parcel that will impact the street and the neighborhood and he felt the City should have the right-of-way dedication at this time.

Billy Prior, Bill Prior's son, wanted it noted that there is inadequate drainage in the area and no drain inlets on Reamer Street, resulting in regularly occurring problems with flooding in this area.

The public hearing was closed.

Comm. Powers stated that while this is a small, quiet street and she felt it should stay that way, at the same time she noted a concern that without this condition requiring dedication of right-of-way there would be no option should change occur in the future.

Chrm. Smith **MOVED** to:

- A. Find the project exempt from the California Environmental Quality Act per Section 15303; and
- B. Approve the Civic Design for the Tuttle Mansion addition subject to the conditions listed in Exhibit A of the staff report.

Comm. Elder **SECONDED**.

Comm. S. White stated that the driveway has always been at a 20' width and she has heard nothing tonight about this being a problem.

Comm. S. White **MOVED** to amend the motion to strike Condition #27:

~~“The Reamer Street driveway shall be reconstructed, if necessary, to City standards as a 25 foot wide commercial driveway.”~~

Comm. Thompson **SECONDED**.

The motion to amend was approved unanimously by voice vote.

The vote on the main motion:

AYES:	Merz, Powers, Thompson, S. White, Elder, Chrm. Smith
NOES:	Briggs
ABSTAIN:	None
ABSENT:	W. White

The motion was approved.

The Chairman announced the 10-day appeal period.

- B. Historic Design Review – 810 Lincoln Way (Enchante Gift Baskets & More) – File HDR 05-10.** The applicant requests Historic Design Review approval for a proposed hanging sign and a window sign located at 810 Lincoln Way.

Steve Geiger gave the staff report. He reviewed the size, colors and materials proposed for the signs.

The public hearing was opened.

There was no one wishing to speak and the public hearing was closed.

The Commissioners discussed the proposal.

Comm. Thompson **MOVED** to:

- A. Find the project Categorically Exempt from the California Environmental Quality Act per Section 15301 – Existing Facilities; and
- B. Approve the request for the proposed hanging sign and window sign at 810 Lincoln Way subject to the conditions listed below.

Comm. S. White **SECONDED**.

The motion was approved unanimously by voice vote.

ITEM VI:

**COMMUNITY DEVELOPMENT DEPARTMENT
FOLLOW-UP REPORTS**

- A. City Council Meetings.
None.
- B. Future Historic Design Review Commission Meetings.
No report.
- C. Reports.
None.

ITEM VII: HISTORIC DESIGN REVIEW COMMISSION REPORTS

None.

**ITEM VIII: FUTURE HISTORIC DESIGN REVIEW COMMISSION
AGENDA ITEMS**

None.

ITEM IX: ADJOURNMENT

The meeting was adjourned at approximately 7:28 p.m.

Respectfully submitted,

Janet Elaine Ferro, Administrative Assistant